

EUCALYPTUS GROVE OWNERS ASSOCIATION
Board of Directors Meeting
August 11, 2016 — 6:00 PM
(Subject to Board's Approval)

I. Call Meeting to Order

- Meeting was called to order at 6:01 PM.
- Board Members Present: Craig Nicholson, Kathy Leyva, Joe Mora, Jaime Escobedo. (Howard Lange was absent).
- James Nguyen represented Bartlein and Company, Inc.
- Matt Mora, scribe absent.
- Other Owners: Elana Ricci; Clare Lenard.

II. Request by Owners:

- Cathy Leyva - invasion of ants. Joe will put extra bait boxes.
- Elena Ricci (#368) - wants to observe; drip irrigation; would like bougenvilla.
- Clare Lenard (#335) - there for daughter: Black Mercedes in assigned space is registered as non-operative and Board gave until end of this month to have it removed from complex; front porch is being repaired and contractor found no damage (Board received email from Beachside stating that no dry rot was found on deck). Consequently, owner will not be charged for work being done.

III. Approval of Prior Meeting Minutes (7/14/16)

- Correction Under Old Business: Front Gate System - Board voted to keep clickers and access cards and Cathy voted against.
- Minutes approved with correction. (Joe moved & Jaime seconded).

IV. Treasurer's Reports

	July 2016	YTD
• Total Income	\$65,900.00	\$459,972.96
• Operating Expenses	\$25,865.58	\$200,770.86
• Reserve Expenditures	\$3,750.00	\$6,580.00
• Total Expenditures	\$29,615.58	\$207,350.86
• Transfer to Reserve	\$36,284.42	\$251,396.10
• Transfer From Reserve	\$0.00	\$1,877.00
• Expenses are about 11+% below target on a cash basis.		
• Total in Savings: \$2,222,799.16.		
• Due from unit owners \$17,740.34		
• Total assets: \$2,245,539.50		
• Unanimously accepted (Joe moved & Cathyn seconded).		

- Landscape by Joe: Designated smoke area installed (Board approved payment & Joe abstained); front planting is done; Action Tree to meet on Monday 8/15/16 to go over more trees that need to be trimmed; will submit bid for sidewalk repairs soon; Board approved to install 20 bougenvillas.
- Tall ground light out by #225; Pagoda light between 7624 & 7626 broken; pool sign; #248 old toilet left at trash enclosure; #233 downstairs patio messy.

V. Old Business

- a) Updating the governing documents: tabled.
- b) Front gate system: Board approved to have Consolidated Overhead to complete the installation of the new system by 8/31/16; OK to give out one temporary universal code to all owners & residents to use in case their clickers or access cards do not work; OK to pay Consolidated Overhead \$3,999 for the new supply of clickers & cards and for inputting them in the gate system; OK to use non-805 phone numbers and OK to sign up for 7.5 cents per minute long distance plan;
- c) #335 siding repair (see above);
- d) Asphalt repair: wait until next year;
- e) 7628 #117 packed unit: owner is complying with Vector Control to deal with rodent entry points and will have another inspection on 8/27/16.
- f) Board received receipt from slab leaks from #203 and James will check with unit owner if they were covered by unit owner's insurance. If not, Association will reimburse owner. Association is still waiting for receipts from #254.

VI. New Business

- a) Cal Trans re grate on north side of freeway by Winchester - have not received response from Cal Trans;
- b) Possible insurance claim re #102 & #203 re slab leak: filed with association insurance;
- c) 7634 #352 & #353 (Howard): not present.
- d) Wood repairs (if needed): none at this time.
- e) Recording liens: none at this time.

VII. Executive Session (to discuss collection on balance in arrears)

VIII. Adjournment (Next Regular Board Meeting— 9/8/16 at 6PM at 7610 Meeting Room)

- Meeting was adjourned around 7:45PM.